

Faison Forest

Town of Knightdale
Wake County
North Carolina

Thursday March 17, 2022
Neighborhood Meeting



OVERVIEW

- ▶ Introductions
- ▶ Purpose
- ▶ Roles
- ▶ Project
- ▶ Timeline
- ▶ Q&A

INTRODUCTION

- ▶ Developer/Development Team
- ▶ Town Staff
- ▶ Residents/Property Owners

PURPOSE

- ▶ Who received notification?
- ▶ Property owners within 200 feet of the proposal
- ▶ Why we're holding the meeting?
- ▶ Unified Development Ordinance requirement to meet with property owners & residents
- ▶ To have an opportunity before the Town Council Public Hearing to receive feedback
- ▶ To improve the proposal with that feedback
- ▶ How will we do that?
- ▶ Following tonight's meeting, the applicant & Town staff will discuss your comments
- ▶ Look for ways to improve the proposal using your comments

ROLES

- ▶ Property Owner/Resident:
 - ▶ Learn about the proposal
 - ▶ Provide feedback
 - ▶ Engage in improving Knightdale
- ▶ Developer:
 - ▶ Share the proposal
 - ▶ Hear concern
 - ▶ Improve the plan
- ▶ Town Staff
 - ▶ Moderate the conversation
 - ▶ Document concern
 - ▶ Answer process related questions



PROJECT DEVELOPMENT TIMELINE

Faison Forest Subdivision

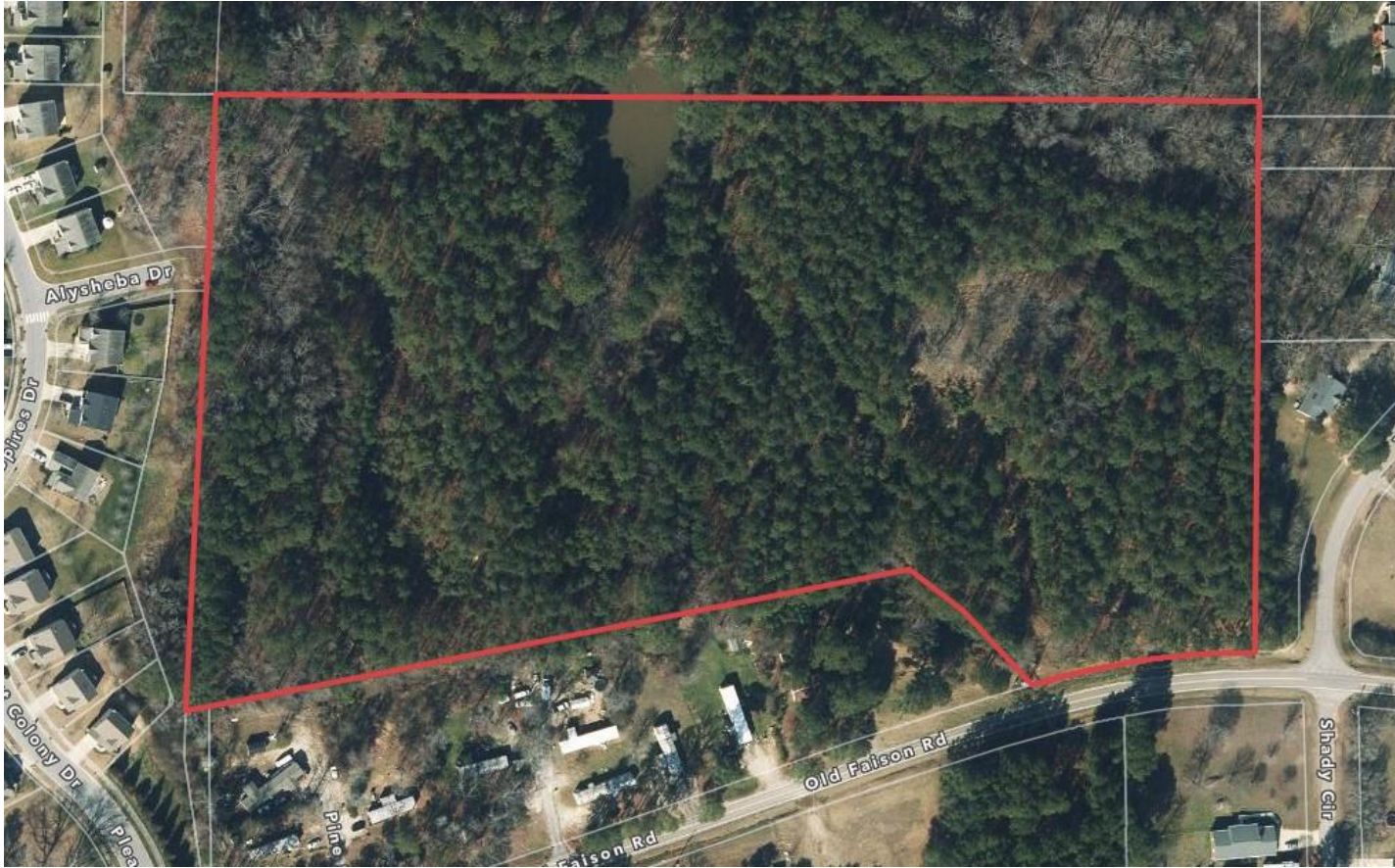
Current Status

- ▶ 1 Parcel - Vacant
- ▶ 17.59 acres
- ▶ Current Zoning RT- Rural Transition
- ▶ Planning Jurisdiction - Town of Knightdale - Extra Territorial Jurisdiction (ETJ)

Proposed Changes

- ▶ Zoning GR-3-PUD-Residential
- ▶ Master Plan for 67-unit single/multi-family residential subdivision
- ▶ Annexation into Town of Knightdale Limits
- ▶ Open Space Required: 2.38 acres
- ▶ Open Space Provided: 4.97 acres

Existing Conditions



- ▶ 1 Parcels - Vacant
- ▶ 17.59 acres
- ▶ Wooded
- ▶ Existing Pond

Proposed Master Plan

Amenities:

- Greenway
- Trails
- Playground
- Dog Park

Required Open Space = 2.38 ac
Open Space Provided = 4.97 ac



Architectural Conditions

1. NEO TRADITIONAL SINGLE FAMILY DETACHED HOMES SHALL BE REAR LOADED TWO-STORY HOMES BUILT ON LOTS LESS THAN 60 FEET WIDE WITH A MINIMUM SQUARE FOOTAGE OF 1,500 SQ FT INCLUDING GARAGE.
2. TRADITIONAL SINGLE FAMILY DETACHED HOMES SHALL BE TWO-STORY HOMES BUILT ON LOTS AT LEAST 60 FEET WIDE WITH A MINIMUM SQUARE FOOTAGE OF 2,000 SQ FT INCLUDING GARAGE.
3. ALL HOMES WILL EITHER CONSIST OF A SINGLE MATERIAL OF BRICK OR STONE OR WILL HAVE A COMBINATION OF 2 OR MORE OF THE FOLLOWING MATERIALS ON THE FRONT FAÇADE (NOT INCLUDING FOUNDATIONS): STONE, BRICK, LAP SIDING, FIBER CEMENT SIDING, SHAKES, OR BOARD AND BATTEN SIDING, WITH SIDE AND REAR FACADES OF FIBER CEMENT SIDING. WHEN 2 MATERIALS ARE USED, THE MATERIALS SHALL BE DIFFERENT BUT COMPLIMENTARY COLORS. VINYL MAY ONLY BE USED FOR SOFFITS, FASCIA, WINDOW TRIM, AND CORNER BOUNDS.
4. ALL SINGLE FAMILY DETACHED HOMES WILL HAVE FRONT PORCHES WITH A MINIMUM DEPTH OF 5 FEET.
5. ALL TRADITIONAL SINGLE FAMILY DETACHED HOMES WILL HAVE A REAR PATIO OR DECK A MINIMUM OF 10' X 10'.
6. MAIN ROOF PITCHES (EXCLUDING PORCHES) FRONTING THE STREET WILL BE AT LEAST 7:12 WITH THE EXCEPTION OF RANCH HOMES IN WHICH 6:12 SHALL BE ALLOWED.
7. FOR EVERY 30 FEET (OR FRACTION) OF CONTINUOUS SIDE ELEVATION (CALCULATED ON A PER FLOOR BASIS), THERE SHALL BE ONE WINDOW OR DOOR ADDED TO THE SIDE ELEVATIONS. ANY SIDING BREAK ON THE SIDE OF THE HOME, SUCH AS A FIREPLACE, SIDE PORCH, OR WALL OFFSETS MAY BE USED AS AN ALTERNATE TO WINDOWS.
8. THERE SHALL BE A MINIMUM 12 INCH OVERHANG ON EVERY GABLE END FOR EVERY HOME.
9. GARAGES ON ALL NEO TRADITIONAL SINGLE FAMILY DETACHED HOMES SHALL BE ALLEY FED.
10. ALL SINGLE FAMILY DETACHED HOMES SHALL BE RAISED FROM THE FINISHED GRADE A MINIMUM OF 18" AND SHALL HAVE STEM WALL OR RAISED SLAB FOUNDATIONS THAT SHALL BE COVERED ON ALL SIDES WITH BRICK OR STONE. AREAS UNDER PORCHES MAY BE ENCLOSED WITH LATTICE.
11. ANY SINGLE FAMILY HOMES WITH A CRAWL SPACE SHALL BE WRAPPED IN BRICK OR STONE ON ALL SIDES AND HAVE 18" EXPOSED FOUNDATION.
12. FOR FRONT LOADED SINGLE FAMILY DETACHED HOMES, NO MORE THAN 10% CAN HAVE GARAGE DOORS THAT EXCEED 45% OF THE OVERALL WIDTH OF THE HOUSE, AND IN NO CASES AN THE GARAGE DOOR EXCEED 48% OF THE OVERALL WIDTH OF THE HOUSE.
13. ALL HOMES SHALL HAVE FRONT DOOR GLASS INSERTS.
14. GARAGES FOR LOTS THAT ARE AT LEAST 60 FEET WIDE WILL NOT PROTRUDE MORE THAN SIX (6) FEET FROM THE FRONT PORCH OR STOOP AND ALL GARAGE DOORS SHALL HAVE WINDOW INSERTS AND HARDWARE.



Single Family



Single Family Alley

Two Story Townhomes





ELLIS
DEVELOPMENTS GROUP

Developer: Ellis Developments Group
Entitlements Manager: Matt Hook
matth@ellisdevgroup.com
484-797-0627



Development Case Manager (Town): Kevin Lewis
919-217-2243
Kevin.lewis@knightdalenc.gov

QUESTIONS ?

COMMENTS ?

DISCUSSION ?